

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Hall Training Room**

*Thursday, August 13, 2015*

**Attending:**

Council Member Jim Sandager  
Council Member John Mickelson  
City Manager Tom Hadden  
City Attorney Dick Scieszinski  
Finance Director Tim Stiles  
Chief Building Official Rod Van Genderen  
Communication Specialist Lucinda Stephenson

Development Director Lynne Twedt  
City Engineer Duane Wittstock  
Principal Engineer Brian Hemesath  
Planner Brian Portz  
Planner Linda Schemmel  
Planner Kara Tragesser

Guests: Item #1 – Multi-family zoning  
Ed Arp – Civil Engineering Consultants  
Jake Happe

Item #2 – CarX – NE Corner of Bentley Dr. & S 51<sup>st</sup> St.  
Mark Goldner – CarX  
Brent Culp – Snyder & Associates  
Dave Vance – Alpha One

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

**1. Multi-Family Zoning**

Director Twedt explained that staff has been receiving an inordinate amount of requests for apartment and senior housing sites which would necessitate land use changes. She stated that three areas have been identified as possibilities for immediate development and will be discussed. The global question becomes how much more multi-family and senior apartments does the City want to accommodate.

- a. NW corner of S 88<sup>th</sup> Street and Mills Civic Parkway (Sandahl property) - Director Twedt pointed out the site which now has a land use of single family, medium density, and office. A developer is currently interested in transitioning from single family along the west to multi-family with apartments along S 88<sup>th</sup> Street. With a higher land use, the site would help carry the costs of infrastructure given the extension of sewer and the Mills – S. 88<sup>th</sup> intersection.

Mr. Arp stated that after going through the Comprehensive Plan land use process several years ago, it has become apparent that Office would not be developing at the corner. He noted that it would be cost prohibitive to connect to the trunk sewer. He discussed the possibility of an 18-dwelling unit per acre project along the east side of future S 91<sup>st</sup> Street. He provided a depiction of the proposal.

Ms. Twedt pointed out the Platinum Pointe Project, a tri-attached executive townhome product, and noted that the developer may take exception with a land designation change to high density for the neighboring site.

Council Member Sandager inquired how the engineering design and the new road around the cemetery would be paid for. City Engineer Wittstock responded that the Oppidan option expires this fall with no indication that the option would be exercised or extended. If this option expires, the City could implement the conventional method of installing improvements as part of the development process by installing half of the three-lanes on both sides and having the abutting property owners' work together. The other option would be for the City to initiate a special assessment for the project. Mr. Wittstock continued that quite a bit of the right-of-way is already in place as a result of earlier development.

Mr. Arp interjected that after the initial assessment was understood and with the right-of-way in place, the developer could install the full three lanes along one frontage with the surrounding properties at each of the

corners each taking a roadway along their frontage. It was pointed out that all property owners would have to agree in advance to this approach.

Mr. Wittstock stated if Mr. Arp's approach was pursued, the next step would be to discuss the issue with property owners noting that the southwestern corner was the most problematic (Mueller and Kivel property) as there may not be development interest. He stated that eventually property owners often come to agreement often before assessment which is the other option.

Council Member Sandager commented that he was concerned with having too much High Density and Senior Housing similar to when there was too much of an Office designation.

Mr. Happe joined the meeting and commented that the proposed development was not the standard product and catered to an older crowd, but was not restricted to seniors. He noted that with the sewer and street assessments, the development costs would be too high for single family or medium density.

Council Member Sandager asked with the Oppidan offer expiring (October 2015) what would be his timing for development. Mr. Happe responded that if it was determined that High Density would be allowed, he would begin by obtaining more complete drawings and determining costs.

Council Member Mickelson inquired if the valuations would be able to support the burden of the infrastructure and noted that Office may not be the best use. The burden would be the same for Office or Medium Density, but some generate higher price points.

City Engineer Wittstock expressed that at the discretion of the Council, there could be the option to establish a collector sewer district which would help spread out the costs for the sewer extension. Mr. Arp pointed out that there are properties that would elect not to participate and that not all the properties are within the corporate limits.

Council Member Sandager stated we have a lot of high density in the City, and his preference would be to have a sewer district and less density on the site.

Mr. Wittstock expressed that this could be accomplished, but pointed out that there is a potential for special assessment for the private construction of Coachlight Drive. If the project moves forward, Mr. Wittstock indicated that it would be beneficial if Mr. Happe would work with Mr. Lowry directly and not necessitate a special assessment.

Council Member Sandager asked how many acres were involved with the project. Mr. Happe responded 37 acres, but 22 acres would be utilized initially. He reiterated that with the cost of future extensions and connections, there needs to be higher density.

City Manager Hadden commented that it may need to be explained to property owners trying to sell their ground, that they may have to hold on to their property for a while when the cost of infrastructure is too high for development.

Council Member Mickelson commented that just because the right price makes sense today, it may not make sense in the future, and he was concerned with development completion.

In summary, Ms. Twedt stated that developers have expressed that they are not able to develop due to properties being tied up in trusts or the land prices are so astronomical which is driving requests to locate other pieces of ground for development.

*Direction: Council Members preferred Medium Density but were not opposed to High Density with staff working with the applicant to make all details work.*

- b. NW corner of S 81<sup>st</sup> Street and Cascade Avenue – Director Twedt pointed out the area and commented that there is a proposal for a portion of the Etzel property to develop a true assisted living senior facility. The

property has an Office designation and, if changed to accommodate, this development would be wrapped by Office on all sides except to the south.

Mr. Arp stated that the property would be mostly assisted living, but would have full care and be operating differently from the neighbor to the west (Edgewater). He continued that he has been working with the Etzels to master plan the whole 40 acres. A grading plan has been preliminarily prepared for the ten acres in the corner as there is a slope with a large drainage way to create a lower level that fits the site. It was suggested the piece to the west of the proposed be finished out as Medium Density.

Council Member Mickelson asked if the north area would remain office. Mr. Arp affirmed that it would.

Ms. Twedt commented that staff is determining how to integrate land uses. In the past, uses were based on separation with uses providing transitions. Staff is finding out that lower intense uses are not necessarily opposed to having other designations such as office and commercial located in the vicinity.

Council Member Mickelson expressed that he liked this idea of changing the land use, but wanted to ensure that Mr. Hurd would be comfortable with the change as it may not be part of his vision. Mr. Arp responded that Mr. Hurd has indicated in the past that designations do not all have to be the same.

Council Member Sandager expressed that he did not like changing zoning for “deals” and was not in favor of transaction based zoning. He inquired that if this development project did not move forward, would the property then be changed back to Office. Ms. Twedt stated that the Etzels would have to understand that with this land use change, the zoning would not be reverted back to the original designation.

City Manager Hadden asked if the zoning was revisited today would it still have the same designation as designated in blue. Ms. Twedt replied no. Mr. Hadden continued that he sees the integration of some of these land uses as a successful trend as the City moves forward.

*Direction: Council Members were in support of a land change to Medium Density to accommodate development for this site.*

- c. North of Target in the West Glen Development– Ms. Twedt provided that there has been a more global request within the city for areas to accommodate a high density market and senior housing along with mini-storage. She went over the land designations for the area noting that the SE corner of the Village of Ponderosa development was now Single Family with high density along the interstate to the north of the subject area. Council Member Sandager expressed that he did not think Office fit in this location any longer.

Mr. Arp stated that the developer was interested in high density residential with mini storage. He provided a rendering of the possible residential area with a mini storage component. A three-story building is being proposed, all for storage with an elevator, and a person on site 24/7. Mr. Arp explained the concept of how the buildings would frame the site limiting views of the storage component. No garage doors would front to public streets of the interstate; it would all be internal. Performance standards would be in place as staff works through the design. The building would be designed to look like an office building. The buffering element was discussed noting that there were trees in the right-of-way with ponds serving as green space.

Council Member Sandager expressed that he liked the concept even though he was not sure what the mini storage would look like, but he does not want it to look like Target.

Council Member Mickelson stated he liked this proposal for mini storage as it is hard to get back to the site and storage limits the number of vehicles that would go through Ponderosa and the surrounding neighborhoods. He noted that it was close to a lot of residential which can create a demand for storage. Council Member Mickelson commented that with high density to the north, an additional 300 additional units may adversely impact the traffic on Prairie View.

Council member Sandager noted that he would like to see Medium Density along the west to transition. He indicated that he was less concerned with density to the east, but at this location it would be right next to Single

Family. He indicated that the height of the west building should be restricted so as to not impact the adjacent single family that is to be developed. Mr. Arp indicated that he understands this concern and pointed out that the details have not yet been identified.

Planner Schemmel stated that often with multiple storied buildings, the typical prototype is to have view windows with brightly colored doors as advertisement for the passing public. She asked if this was the intent. Mr. Arp provided assurances that this was not the intent of the applicant, and there was only interest in having the look of an office building.

Director Twedt stated that staff would be able to regulate the architecture of the building through the PUD. Ms. Schemmel expressed that for those large buildings that don't have a PUD, staff would need to work on criteria to break down the mass to make these buildings attractive with the scale of a residential character rather than that of a big footprint and industrial in nature.

*Direction: Council Members were in support of the general concept as presented for this area.*

## **2. CarX – NE Corner of Bentley Drive and S. 51<sup>st</sup> Street**

Director Twedt introduced the guests attending in support of CarX while pointing out the proposed area location. This parcel is part of the Wirtz PUD which does not allow this use.

Mr. Goldner presented a depiction of their recently constructed Ankeny CarX store as an example which portrayed a different concept from the usual CarX building. An architect had been hired to design a newer more modern look. The NE corner of Bentley Drive and S. 50th Street next to the water tower has been identified as a possible location. Mr. Goldner noted that they would not be taking the full 4.5 acre parcel.

Director Twedt provided an illustration of the Mills corridor noting that the areas in red do not allow a CarX type business. She stated that areas identified in yellow were possibilities. It will take a PUD amendment to allow this type of business anywhere within the corridor, including on S. 50th Street.

Council Member Sandager inquired if CarX required a certain architecture and wondered if there was any flexibility with the elevations. Mr. Goldner stated that he would have flexibility with the design of the building. He continued that this location was a car centered area as it had a carwash, McDonald's, Kum & Go, HyVee gas station, Wells Fargo, etc. in the area. He has tried to line up the driveways and would link the look of the buildings with a design that would fit the area. It was pointed out that CarX was a "clean" operation, conducted business during limited hours, did not have tow trucks, no outside storage, and cars were not left out overnight.

Ms. Twedt stated that staff would work with the applicant on architecture and that screening of the garage doors would be very important. She felt that this would be an acceptable auto-oriented area for this business. Regulations would be noted in the PUD, and HyVee and Wells Fargo would be contacted to determine if they had any concerns with a CarX locating in this neighborhood.

*Direction: Council members indicated support of a land designation change to allow for a CarX at this location.*

## **3. Disposal of City Property – Various Locations**

City Engineer Wittstock distributed maps and information regarding the possible disposal of City property. Willow Creek Golf Course (Dan Clark) and Hurd Real Estate have asked to purchase property that the City has title of.

Dan Clark, Willow Creek Course Golf Course, would like to initiate the process to acquire the City's interest in Willow Creek Street located on the east side of the golf course. The west half of the right-of-way is owned by the City of West Des Moines, and the east side is owned by the City of Des Moines.

The second request is from Richard Hurd. The City owns multiple small tracks of ground leftover from the construction of Iowa 5 and Veterans Parkway. Mr. Hurd was interested in purchasing pieces from the City to allow for the consolidation of his property. Similar to the Willow Creek Street property, there may be other property

owners that have rights to obtain property back; thus, the City will need to go through the disposal process per City policy. Mr. Hurd has already acquired small pieces from the DOT that were available adjacent to Iowa 5 as he is ready to begin development in this area.

With Council concurrence, Mr. Wittstock stated that Staff will begin the formal to dispose of the property and determine what the City needs to save and what rights need to be reserved on all tracks of land.

*Direction: Council members indicated support for beginning the process for selling various City properties.*

**4. Upcoming Projects – When appropriate a map was provided of each project with the case planner providing a brief description of each.**

- a. Code Amendment for Microbreweries in Commercial (AO-002790-2015) – Approval of an amendment to City Code to add a definition for breweries, establish zoning districts in which each are allowed, and identify performance parking standards.
- b. Code Amendment for C-Stores (AO-002789-2015) – Approval of an amendment to City Code for the definition of convenience stores and amend regulations for fuel pumps and canopies, including number of pumps allowed and performance measures for canopies.
- c. Code Amendment Airbnb – Approval of an amendment to City Code to match Title 9: Zoning to that recently changed in City Code.
- d. Village of Ponderosa Plat 9 – Preliminary Plat (PP-002800-2015) – Approval to subdivide the property located at the SE corner of S Granite Way and S. Prairie View Drive into 43 single family lots.
- e. Jordan West Apartments (OSP-002807-2015) – Approval to construct a 180-unit apartment complex with clubhouse located in the western portion of the recently adopted Jordan West development.
- f. Bridgewood Lot 33 Grading (GP-002806-2015) – Initiate grading at the NW corner of Bridgewood Drive and Jordan Creek Parkway for future development. Grading will be done by Ryan Companies in conjunction with the grading of the Jordan West ground.

**5. Minor Modifications**

- a. Days Inn Facade Modifications (Level 1)
- b. 4801 Westown Parkway Modifications - (Level 1)
- c. Western Hills Playground Fence (Level 1)
- d. Wells Fargo Card Services Entry Modifications (Level 1)

**6. Other Matters – None.**

Finance Director Stiles requested that the August 27, 2015 Development and Planning Subcommittee meeting be held jointly with the Finance & Administration subcommittee to discuss and coordinate details of the Mandelbaum 1<sup>st</sup> Street & Grand project.

The meeting adjourned at 8:42 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is August 27, 2015 which will be a joint meeting between the Development & Planning and Finance & Administration subcommittees.

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Lynne Twedt, Development Services Director

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Kimberly Taylor, Recording Secretary